

Amendment No. 2 to SB1685

Watson
Signature of Sponsor

AMEND Senate Bill No. 1685

House Bill No. 1689*

by deleting all language after the enacting clause and substituting instead the following:

SECTION 1. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

()

(i) A commercially operated facility possessing each of the following characteristics:

(a) Contains a barn used as an event venue, a loafing barn, a silage shed, suites, and a commercial kitchen;

(b) Was founded in 1953 as a family dairy farm and continues to operate as a working farm;

(c) Is a facility that is located approximately one (1) mile off of Interstate 24, Exit 76; and

(d) Is located in a county having a population of not less than three hundred forty-one thousand four hundred (341,400), nor more than three hundred forty-two thousand five hundred (342,500), according to the 2020 federal census or a subsequent federal census;

(ii) Notwithstanding another law to the contrary, a facility licensed under this subdivision (28)() may:

(a) Sell and serve alcoholic beverages and beer for on-premises consumption;

(b) Obtain a winery license pursuant to chapter 3 of this title;

(c) Obtain a beer manufacturing permit pursuant to chapter 5 of this title;

(d) Obtain a restaurant license, limited service restaurant license, or catering permit under this chapter; and

(e) Conduct public and private events, including, but not limited to, live performances, in an area within the designated premises of the facility;

(iii) The premises of a facility licensed under this subdivision (28)() means any or all of the property that constitutes the facility. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing. Guests may carry alcoholic beverages and beer sold under a license anywhere on the premises of the facility. If multiple licenses are granted pursuant to this subdivision (28)(), then the designations of the premises may be unenclosed and overlapping; provided, that the premises are located within the facility as herein described;

(iv) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility licensed under this subdivision (28)() means, for beer permitting purposes, any or all of the property that constitutes the facility. The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing, and which may designate areas for unrelated permitted entities. The entire designated premises may be covered under one (1) beer permit issued under chapter 5 of this title or multiple beer permits to other permitted entities. If multiple beer permits are granted pursuant to this subdivision (28)(), then the designations of the premises may be unenclosed

and overlapping; provided, that the premises are located within the facility as herein described; and

(v) A facility licensed under this subdivision (28)() may hold any of the licenses authorized under this subdivision (28)() or may grant a franchise to one (1) or more entities for any or all such licenses;

SECTION 2. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Operates a historic hotel built in 1909 that has sixteen (16) rooms, that consists of approximately fifteen thousand square feet (15,000 sq. ft.), and for which each room is decorated with unique vintage furniture and artwork;

(ii) Is situated on property consisting of approximately one-tenth (1/10th) of an acre;

(iii) Serves as an event venue for small gatherings, private dinners, and meetings;

(iv) Is located approximately ten (10) blocks from the Tennessee River; and

(v) Is located in a county with a population of not less than three hundred sixty-six thousand two hundred (366,200) and not more than three hundred sixty-six thousand three hundred (366,300), according to the 2020 or a subsequent federal census;

SECTION 3. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

(i) A commercially operated facility that:

(a) Is located on at least ten (10) acres;

(b) Serves as a venue for weddings, business retreats, meetings, conferences, and events;

(c) Is located on property that is bound by Highway 109 North and Cherokee Dock Road and the Cumberland River; and

(d) Is located in a county having a population of not less than one hundred forty-seven thousand seven hundred (147,700), nor more than one hundred forty-seven thousand eight hundred (147,800), according to the 2020 federal census or a subsequent federal census;

(ii) The premises of a facility licensed under this subdivision (28)() means any or all of the property that constitutes the facility, including restaurants, cabins, lodges, clubhouses, swimming pools, tennis courts, golf courses, paths, and road crossings. A licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing;

(iii) A facility licensed under this subdivision (28)() may be issued one (1) or more liquor-by-the-drink licenses;

(iv) A facility licensed under this subdivision (28)() may obtain a license as a caterer under subdivision (6);

(v) A facility licensed under this subdivision (28)() may hold a license under this subdivision (28)() and subdivision (6), and may grant a franchise right to one (1) or more entities that can hold licenses pursuant to this subdivision (28)(); and

(vi) A facility licensed under this subdivision (28)() may deliver alcoholic beverages to an area within the licensed premises of the facility;

SECTION 4. Tennessee Code Annotated, Section 57-4-102(13), is amended by adding the following new subdivision:

() "Community theater" also means a facility that:

(i) Was established in 1926;

(ii) Is situated in a historic building of approximately ten thousand five hundred square feet (10,500 sq. ft.);

(iii) Operates a movie theater with a capacity for two hundred (200) patrons that serves as a venue for music, movies, live performances, and similar events;

(iv) Operates a restaurant with a seating capacity for fifty (50) patrons;

(v) Is currently being restored into a community event center; and

(vi) Is located in a county with a population of not less than fifty-six thousand three hundred (56,300) and not more than fifty-six thousand four hundred (56,400), according to the 2020 federal census or a subsequent federal census;

SECTION 5. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was established on June 11, 2021;

(ii) Is situated on eighteen (18) acres;

(iii) Has occupancy for twenty-eight (28) guests in the form of eight (8) dome units and two (2) treehouse units;

(iv) Has a stream traversing the property with two (2) waterfalls and bluff views;

(v) Offers or has proximity to a spa, kayaking, horseback riding, paragliding, hiking, fishing, and other outdoor activities; and

(vi) Is located in a county with a population of not less than twenty-eight thousand eight hundred (28,800) and not more than twenty-eight thousand nine hundred (28,900), according to the 2020 federal census or a subsequent federal census;

SECTION 6. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

- (i) Was established in 2001;
- (ii) Is situated on approximately two and three-quarters (2 3/4) of an acre;
- (iii) Was fully renovated, including the addition of an outdoor event venue;
- (iv) Contains a total of approximately thirteen thousand square feet (13,000 sq. ft.);
- (v) Has restaurant seating for four hundred twenty-five (425) patrons and tent and patio seating for an additional two hundred fifty (250) patrons;
- (vi) Has two hundred forty-three (243) rooms for lodging on site;
- (vii) Is an event venue for conferences, weddings, seminars, trade shows, galas, sporting events, depositions, and negotiations;
- (viii) Offers bus tours to local distilleries, concerts, galas, sporting events, plays, pageants, and rehearsals; and
- (ix) Is located in a county with a population of not less than fifty-seven thousand eight hundred (57,800) and not more than fifty-seven thousand nine hundred (57,900), according to the 2020 federal census or a subsequent federal census;

SECTION 7. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

- () A commercially operated facility that:
 - (i) Was established in 2017 and is situated on approximately one hundred twenty (120) acres;
 - (ii) Operates a barn, event facilities, food trailer, café, bistro, lounge, festival grounds parking, and rental cabins;
 - (iii) Operates a restaurant with a seating capacity for approximately fifty (50) patrons with additional patio and other seating for approximately seventy (70) patrons;

- (iv) Offers lodging with five (5) rooms and six (6) beds;
- (v) Offers recreational activities such as walking trails, hiking, boating, and other water-related activities on Watauga Lake;
- (vi) Serves as an event venue for weddings, anniversaries, festivals, workshops, and corporate and business retreats and conferences; and
- (vii) Is located in two (2) counties with populations of:
 - (a) Not less than fifty-six thousand three hundred (56,300) and not more than fifty-six thousand four hundred (56,400), according to the 2020 federal census or a subsequent federal census; and
 - (b) Not less than seventeen thousand nine hundred forty (17,940) and not more than eighteen thousand (18,000), according to the 2020 federal census or a subsequent census;

SECTION 8. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

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- (i) A commercially operated facility that:
 - (a) Operates a vintage passenger train;
 - (b) Is owned and operated by a not-for-profit corporation which has been in existence since 1989;
 - (c) Is dedicated to preserving the heritage of rail transport in this state and the central South and whose name honors the former Tennessee Central Railway;
 - (d) Is located in a former Tennessee Central Railway master mechanic's office;
 - (e) Has a museum which began as an extension of the local division of the National Model Railroad Association and the Cumberland Division SER-NMRA, and that has preserved a collection of passenger

cars, cabooses, freight cars, and locomotives, with a staff who works to restore and maintain the collection of equipment;

(f) Has the capacity to serve food and beverages to visitors and guests;

(g) Has adequate facilities and equipment for serving passengers, on regular or special schedules, or charter trips, while moving through a county of this state, but not while such passenger train is stopped in a county or municipality that has not legalized such sales; and

(h) Is located in a county with a metropolitan form of government and a population of not less than five hundred thousand (500,000), according to the 2020 federal census or a subsequent federal census;

(ii) A train operated by a licensee under this subdivision (28)() may sell and serve alcoholic beverages and beer on the train while both stationary and in motion;

(iii) A licensee under this subdivision (28)() shall designate the premises to be licensed by the commission by filing a drawing of the premises, and such drawing may be amended by the licensee filing a new drawing; and

(iv) The premises of a facility licensed under this subdivision (28)() means, for beer permitting purposes, all of the property that constitutes the facility. The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing;

SECTION 9. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was established in 2017 and is situated on property that is approximately fifty (50) acres;

- (ii) Operates a cabin, stage, bathhouse, multiple RV sites, and pavilion;
 - (iii) Operates a restaurant that has approximately one thousand square feet (1,000 sq. ft.), with indoor seating for approximately sixteen (16) patrons and patio seating for an additional fifty (50) or more patrons;
 - (iv) Serves as a mixed-use venue for concerts, weddings, and festivals;
 - (v) Offers recreational activities such as camping, fishing, and kayaking;
- and
- (vi) Is located in a county with a population of not less than twenty-one thousand (21,000) and not more than twenty-one thousand one hundred (21,100), according to the 2020 federal census or a subsequent federal census;

SECTION 10. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

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- (i) A commercially operated marina that:
 - (a) Was established in 1950 on more than two hundred twenty (220) acres on Center Hill Lake;
 - (b) Contains fifteen (15) cabins, more than five hundred (500) wet slips, more than seventy (70) personal watercraft wet slips, and a restaurant with indoor seating for more than seventy (70) patrons and outdoor seating for more than seventy (70) patrons; and
 - (c) Is located in a county having a population of not less than twenty thousand (20,000) and not more than twenty thousand one hundred (20,100), according to the 2020 federal census or a subsequent federal census;
- (ii) The premises of any facility licensed under this subdivision (28)() means any or all of the property that constitutes the facility. A licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing; and

(iii) Notwithstanding a provision of chapter 5 of this title to the contrary, the premises of any facility licensed under this subdivision (28)() means, for beer permitting purposes, any or all of the property that constitutes the facility. The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing. The entire designated premises is covered under one (1) beer permit issued under chapter 5 of this title;

SECTION 11. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was established in 2021 and is situated on approximately two hundred eighty (280) acres;

(ii) Operates a clubhouse of approximately ten thousand square feet (10,000 sq. ft.), a spa of approximately five thousand square feet (5,000 sq. ft.), and an observatory;

(iii) Operates fourteen (14) cabins and six (6) hotel rooms;

(iv) Serves as an event venue for private corporate events, weddings, and similar events;

(v) Offers access to hiking, fishing, off-road and trail sports, yoga, and pickleball; and

(vi) Is located in a county with a population of not less than seventeen thousand nine hundred (17,900) and not more than seventeen thousand nine hundred thirty-five (17,935), according to the 2020 federal census or a subsequent federal census;

SECTION 12. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

- (i) Was established in 2017;
- (ii) Is situated on approximately one hundred forty (140) acres;
- (iii) Is a registered century farm by remaining under the ownership of the family who established the farm;
- (iv) Is a venue for weddings, corporate events, holiday parties, military balls, banquets, and similar events;
- (v) Operates a climate-controlled building and kitchen prep area for catering that consists of approximately five thousand four hundred forty-nine square feet (5,449 sq. ft.); and
- (vi) Is located in a county with a population of not less than two hundred twenty thousand (220,000) and not more than two hundred twenty thousand one hundred (220,100), according to the 2020 federal census or a subsequent federal census;

SECTION 13. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

- (i) A commercially operated facility that:
 - (a) Was established in 2022 as a venue for music, weddings, and other events, with seating for more than six hundred (600) patrons, a commercial kitchen, and an outdoor patio;
 - (b) Contains a structure with approximately eighteen thousand square feet (18,000 sq. ft.) of space on real property that is greater than one (1) acre; and
 - (c) Is located adjacent to a public library and a historic train station in a county having a metropolitan form of government and a population of greater than six hundred thousand (600,000), according to the 2020 federal census or a subsequent federal census;

(ii) The premises of a facility licensed under this subdivision (28)() means any and all of the property that constitutes the facility, including all enclosed and outdoor areas of the property. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing;

(iii) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility described under this subdivision (28)() means, for the purpose of obtaining a beer permit, any and all of the property that constitutes the facility, including all enclosed and outdoor areas of the property. The beer permittee shall designate the premises to be licensed by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing;

(iv) The facility may also apply for catering licenses from the commission and municipal beer board. Subject to notice requirements for catered events, the facility may cater on a periodic or regular basis to the nonprofit corporation that operates the historic train station adjacent to the premises of the facility; and

(v) The facility shall provide periodic security for the entire licensed premises;

SECTION 14. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Is located on a private, residential development with frontage on Del Rio Pike;

(ii) Is owned and operated by a for-profit entity;

(iii) Is situated in a geographical area wholly controlled by the owner of the facility and having not less than five hundred (500) acres of contiguous land;

(iv) Contains on its premises not less than forty (40) residential single-family dwellings;

(v) Maintains a recreational area on the premises that offers within the recreational area of the premises five (5) or more of the following:

(a) An equestrian center;

(b) A communal gathering house with a full-service restaurant and bar area that is open five (5) days per week for the serving of food and beverages only to members and to the guests of members;

(c) Racquet sport facilities;

(d) A spa;

(e) A fitness and wellness center;

(f) Large organic gardens;

(g) Swimming pools;

(h) Lakes for swimming, paddle boarding, kayaking, and fishing;

(i) Frontage along the Harpeth River;

(j) Trails for hiking or horseback riding, or both; and

(k) Overnight accommodations for non-resident members;

(vi) Is located in a county with a population of not less than two hundred forty-seven thousand seven hundred (247,700) and not more than two hundred forty-seven thousand eight hundred (247,800); and

(vii) If the facility is constructed in phases, may sell or serve alcoholic beverages and beer on its premises during all phases of construction; provided, that there is a secure location on the premises for the receipt and storage of alcoholic beverages and beer and that a plan is submitted to the commission detailing the phases for the construction of all facility amenities;

SECTION 15. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

- (i) Was established in 1965, is situated on approximately three hundred thirty (330) acres, and was recognized as a national natural landmark in 1974;
- (ii) Operates a historic cave system developed for tourism;
- (iii) Offers boat rides on an underground lake that is the largest underground lake in North America;
- (iv) Operates campgrounds both above ground and below ground that can accommodate over two hundred (200) patrons;
- (v) Operates a restaurant with seating for approximately seventy-five (75) patrons, with additional patio seating for approximately one hundred fifty (150) patrons; and
- (vi) Is located in a county with a population of not less than forty-six thousand two hundred (46,200) and not more than forty-six thousand three hundred (46,300), according to the 2020 federal census or a subsequent federal census;

SECTION 16. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

- () A commercially operated facility that:
 - (i) Was established in 2021;
 - (ii) Operates a restaurant with a seating capacity for ninety-nine (99) patrons;
 - (iii) Offers both dining in and carryout food service;
 - (iv) Is located within eight hundred feet (800') of Canterbury Lake and approximately six thousand four hundred feet (6,400') west of an eighteen-hole championship golf course; and
 - (v) Is located in a county with not less than sixty-one thousand one hundred (61,100) and not more than sixty-one thousand two hundred (61,200), according to the 2020 federal census or a subsequent federal census;

SECTION 17. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was established in 2021, that is situated on approximately seven hundred seventy-three (773) acres, and that is intended to serve as a unique motorsports and entertainment destination;

(ii) Operates or will develop a race track, clubhouse, restaurant, motor lodge, lodging, retail space, campgrounds, amphitheater, and vineyard;

(iii) Serves as an entertainment venue for racing events for both cars and motorcycles, weddings, corporate retreats and events, parties, festivals, and concerts; and

(iv) Is located in a county with a population of not less than sixty-one thousand one hundred (61,100) and not more than sixty-one thousand two hundred (61,200), according to the 2020 federal census or a subsequent federal census;

SECTION 18. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was established in 2007;

(ii) Operates a timber frame barn consisting of three thousand six hundred square feet (3,600 sq. ft.), an event barn consisting of five thousand one hundred square feet (5,100 sq. ft.), and a stone manor house built in 1935 that is used as an event venue consisting of three thousand seven hundred square feet (3,700 sq. ft.);

(iii) Offers on-site catering;

(iv) Has restaurant seating capacity for four hundred (400) patrons, patio seating for six hundred (600) patrons, and concert seating for one thousand two hundred (1,200) patrons;

(v) Offers lodging with ten (10) rooms and fifteen (15) beds;

(vi) Serves as an event venue for local charity fundraisers, weddings, concerts, music festivals, and car and truck rallies; and

(vii) Is located in a county with a population of not less than sixty-one thousand one hundred (61,100) and not more than sixty-one thousand two hundred (61,200), according to the 2020 federal census or any subsequent federal census;

SECTION 19. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

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(i) A commercially operated marina that:

(a) Was established in 1989 on more than ninety (90) acres on or contiguous to Center Hill Lake;

(b) Operates more than two hundred ninety (290) boat slips;

(c) Operates cabins and campsites for rent with electricity, water, and fiber internet access;

(d) Operates an outdoor pavilion as an event venue with seating for at least forty (40) patrons;

(e) Operates a restaurant with indoor seating for at least twenty-five (25) patrons and outdoor seating for at least thirty-five (35) patrons, and a store with gas pumps;

(f) Operates a marina store with gas pumps, a children's playground, pavilion, canvas boat repair shop, and boat launch;

(g) Offers camping, kayaking, boating, and yoga, and offers for rent houseboats, fishing boats, pontoon boats, kayaks, and water sport vehicles; and

(h) Is located in a county having a population of not less than twenty thousand (20,000) and not more than twenty thousand one hundred (20,100), according to the 2020 federal census or a subsequent federal census;

(ii) The premises of a facility licensed under this subdivision (28)() means any or all of the property that constitutes the facility. A licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing; and

(iii) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility licensed under this subdivision (28)() means, for beer permitting purposes, any or all of the property that constitutes the facility. The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing. The entire designated premises is covered under one (1) beer permit issued under chapter 5 of this title;

SECTION 20. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

(i) A commercially operated recreational facility that:

(a) Has at least two hundred (200) members regularly paying dues;

(b) Is organized and operated to offer a club environment to members for learning and networking, where members receive access to amenities and access to multiple locations across the United States of America;

(c) From time to time welcomes non-members to the property for community engagement events;

(d) Is located on a property located at the site of a former YMCA, located within one (1) mile of a historic railway station, has seven (7) hotel rooms for

guest sleeping accommodations, and provides to its members a seasonally available pool of no less than one thousand seven hundred square feet (1,700 sq. ft.) in size, a restaurant, a fitness facility, and weekly recreational programs; and

(e) Is located in a county having a population of not less than three hundred sixty-six thousand two hundred (366,200) nor more than three hundred sixty-six thousand three hundred (366,300), according to the 2020 federal census or a subsequent federal census; and

(ii) The premises of the facility includes all floors of each building constituting the facility, whether contiguous or not and connected through stairwells and elevators; the rooftop area; and each area within the building designated by the facility in its application for licensure for consumption of alcoholic beverages on the premises;

SECTION 21. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

(i) A commercially operated recreational facility that:

(a) Has at least two hundred (200) members regularly paying dues;

(b) Is organized and operated to offer a club environment to members for learning and networking, where members receive access to amenities and access to multiple locations across the United States of America;

(c) From time to time welcomes non-members to the property for community engagement events;

(d) Is located on a property that is the site of a historic church that has a cornerstone that reads "1925" and a second cornerstone that reads "1936," and provides to its members a seasonally available pool of no less than one thousand square feet (1,000 sq. ft.), a restaurant, and weekly recreational programs; and

(e) Is located in a county having a metropolitan form of government and a population of not less than five hundred thousand (500,000), according to the 2020 federal census or a subsequent federal census; and

(ii) The premises of the facility includes all floors of each building constituting the facility, whether contiguous or not and connected through stairwells and elevators; the rooftop area; and each area within the building designated by the facility in its application for licensure for consumption of alcoholic beverages on the premises;

SECTION 22. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated recreational facility that:

(i) Has at least two hundred (200) members regularly paying dues;

(ii) Is organized and operated to offer a club environment to members, where members receive access to amenities;

(iii) From time to time welcomes non-members to the property for community engagement events;

(iv) Is located on a property that is the site of a historic railway station and provides to its members a seasonally available pool of no less than one thousand square feet (1,000 sq. ft.) in size and weekly recreational programs; and

(v) Is located in a county having a population of not less than four hundred seventy-eight thousand nine hundred (478,900) nor more than four hundred seventy-nine thousand (479,000), according to the 2020 federal census or a subsequent federal census;

SECTION 23. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated facility that:

(i) Was established in 2022 on approximately one hundred eleven (111) acres with a house representative of Italianate architecture that is on the national register of historic places and barns that were built in the 1860s;

(ii) Contains a restaurant with seating for approximately seventy-five (75) patrons, a ballroom with space for approximately two hundred forty (240) guests, a terrace with space for approximately seventy-five (75) guests, a conservatory with space for approximately fifty (50) guests, and a granary and tobacco barn each with space for approximately one hundred (100) guests;

(iii) Is used for private corporate events, political fundraisers, weddings, concerts, and other events; and

(iv) Is located on a scenic highway in a county having a population of not less than seventy-two thousand eight hundred (72,800) and not more than seventy-two thousand nine hundred (72,900), according to the 2020 federal census or a subsequent federal census;

SECTION 24. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Operates a restaurant and bar that is approximately six thousand four hundred sixty-five square feet (6,465 sq. ft.), and that seats approximately one hundred forty-four (144) patrons, and has additional patio seating for approximately eighty-six (86) patrons;

(ii) Serves as an event venue for weddings, class events, reunions, parties, and similar events;

(iii) Offers karaoke, live music, and other activities;

(iv) Is located less than three (3) miles from Center Hill Lake and close to hiking trails and waterfalls; and

(v) Is located in a county with a population of not less than twenty thousand (20,000) and not more than twenty thousand one hundred (20,100), according to the 2020 federal census or a subsequent federal census;

SECTION 25. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated facility that:

(i) Consists of an industrial building dating to the 1940s that has been renovated to contain approximately two thousand square feet (2,000 sq. ft.) and a backyard area featuring a stage for performing arts;

(ii) Has equipment to brew beer and coffee and seating for at least fifty (50) patrons inside and at least two hundred (200) patrons in the backyard area;

(iii) Offers craft-centered classes and hosts various community events;
and

(iv) Is located in a county having a population of not less than twenty-one thousand (21,000) and not more than twenty-one thousand one hundred (21,100), according to the 2020 federal census or a subsequent federal census;

SECTION 26. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated facility that:

(i) Was established in 1913 on the banks of the Red River;

(ii) Contains an eighteen-hole golf course, clubhouse with more than twenty thousand square feet (20,000 sq. ft.), at least two (2) maintenance sheds, tennis courts, and a pool with a pool house;

(iii) Serves as a venue for social events, birthdays, hail and farewell events, and other community events; and

(iv) Is located in a county having a population of not less than two hundred twenty thousand (220,000) and not more than two hundred twenty

thousand one hundred (220,100), according to the 2020 federal census or a subsequent federal census;

SECTION 27. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

() A commercially operated marina that:

(i) Was established in 1971 on approximately twenty-two (22) acres on Lake Barkley;

(ii) Contains an outdoor café and entertainment venue with a stage and a commercial kitchen;

(iii) Has at least two (2) cabins and multiple recreational vehicle campsites for rent and hosts fishing tournaments; and

(iv) Is located in a county having a population of not less than thirteen thousand six hundred (13,600) and not more than thirteen thousand seven hundred (13,700), according to the 2020 federal census or a subsequent federal census;

SECTION 28. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following as a new subdivision:

(i) A commercially or privately operated facility that:

(a) Is located within five (5) miles of the Great Smoky Mountains National Park, containing a minimum area of three hundred (300) contiguous acres that is accessible from U.S. Highway 321;

(b) Has an information and sales center or general store, public access walking trails, at least sixteen (16) treehouses available for rent, and a trout fishing creek running adjacent to and thru the property;

(c) Does not discriminate against any patron based on age, gender, race, religion, or national origin; and

(d) Is located within a county having a population of not less than ninety-eight thousand three hundred (98,300) and not more than ninety-eight thousand four hundred (98,400), according to the 2020 federal census or a subsequent federal census;

(ii) The premises of a facility licensed under this subdivision 28() means any or all of the property that constitutes the facility, including but not limited to clubhouses, restaurants, gift and pro shops, marinas, swimming pools, tennis courts, golf courses, paths, and road crossings. A licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing; and

(iii) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility described under this subdivision (28)() means, for the purpose of obtaining a beer permit, any and all of the property that constitutes the facility, including but not limited to, clubhouses, restaurants, gift and pro shops, marinas, swimming pools, tennis courts, golf courses, paths, and road crossings. The beer permittee shall designate the premises to be licensed by the local beer board by filing a drawing of the premises, which may be amended by the beer permittee filing a new drawing;

SECTION 29. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

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(i) A commercially operated facility that:

(a) Is owned and operated by a not-for-profit corporation that has been in existence since 1953;

(b) Is organized and operated to offer a club environment to members, where members receive access to amenities;

(c) Has at least two hundred fifty (250) dues-paying members;

(d) From time to time welcomes non-members to the property for special events such as weddings, community engagement events hosted or sponsored by its members, and, in certain circumstances, non-members;

(e) Has a restaurant with indoor and outdoor seating, including a separate bar area, enclosed pavilion with an outdoor pavilion patio, and pool, with a total seating capacity of over three hundred (300) persons;

(f) Has indoor and outdoor spaces for events, a basketball court, and tennis courts;

(g) Has a full-service marina available to its members and their guests with at least one hundred (100) wet slips that would accommodate boats with beds and bathrooms, eighty (80) dry slips in a dry stack building, a guest dock, and a fuel dock with direct access to Old Hickory Lake;

(h) Is situated on approximately sixty-three (63) acres; and

(i) Is located in a county having a population of not less than one hundred forty-seven thousand (147,000) and not more than one hundred forty-eight thousand (148,000), according to the 2020 federal census or a subsequent federal census;

(ii) The premises of the facility licensed under this subdivision (28)() means any or all of the property that constitutes the facility, including all indoor and outdoor areas of the premises. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee by submitting a subsequent, amended drawing. Members and guests may carry alcoholic beverages and beer sold by the licensee anywhere on the premises of the facility. If multiple licenses or beer permits are granted pursuant to this subdivision (28)(), or another chapter of this

title, then the designations of premises may be overlapping; provided, that the premises are located within the facility as herein described. In addition, the facility may offer to members secure wine lockers for the storage of bottles of wine; provided, that the design and plan for wine lockers is approved by the commission. If approved by the commission, wine lockers may only be used to store wine. For bottles of wine brought onto the premises by a member or guest, the licensee may charge a corkage fee for opening the bottle and the provision of glassware;

(iii) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility licensed under this subdivision (28)() means, for beer permitting purposes, any or all of the property that constitutes the facility, including all indoor and outdoor areas of the premises. The beer permittee shall designate the premises to be permitted by filing a drawing of the premises, which may be amended by the permittee by submitting a subsequent, amended drawing. Members and guests may carry alcoholic beverages and beer sold by the licensee anywhere on the premises of the facility. If multiple licenses or beer permits are granted pursuant to this subdivision (28)() or another chapter of this title, then the designations of premises may be overlapping; provided, that the premises are located within the facility as herein described; and

(iv) A facility licensed under this subdivision (28)() may hold any of the licenses authorized under this subdivision (28)() and a beer permit, or may grant a franchise to one (1) or more entities for any or all such licenses or beer permits. The facility may also contract with a third party for the management of all or part of the facility's food and beverage operations and service and compensate the third party with all or a percentage of the sales profits resulting from the sale of alcoholic beverages and beer;

SECTION 30. Tennessee Code Annotated, Section 57-4-102(28), is amended by adding the following new subdivision:

() A commercially operated facility that:

(i) Was established in 2003, is situated on approximately five and one-half (5.5) acres, and contains approximately five thousand eight hundred square feet (5,800 sq. ft.);

(ii) Operates a hand-hewn lodge with four (4) units in addition to twelve (12) cabins that serve as vacation rentals;

(iii) Operates a barn, restaurant, golf course, campground, bar and tavern, multiple fire pits, pool, hot tub, and pool house;

(iv) Serves as an event venue, including, but not limited to, hosting weddings, live music, festivals, reunions, retreats, parties, conferences, receptions, and craft shows, and can accommodate up to one hundred fifty (150) guests;

(v) Offers soccer, cornhole, volleyball, badminton, croquet, swimming, and hiking; and

(vi) Is located in a county with a population of not less than six thousand one hundred (6,100) and not more than six thousand two hundred (6,200), according to the 2020 federal census or a subsequent federal census;

SECTION 31. This act takes effect upon becoming a law, the public welfare requiring it.